

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: June 24, 2014

Location: City Hall, 1300 Perdido Street, 7th Floor New Orleans, Louisiana.

Called to order: 12:30 p.m.

Adjourned: 4:15 p.m.

Members present: John Wettermark, Wayne Troyer, Rick Fifield

Members arriving after beginning of the meeting: Elliott Perkins

Members Absent: John Klingman

I. AGENDA

1. 1421 Josephine Street

Application: Review of revised elevation of rear porch.

Motion: The ARC recommended conceptual approval with the details to be worked out at the Staff level.

By: John Wettermark

Seconded: Wayne Troyer

Result: Passed

In favor: Unanimous

Opposed:

Comments:

2. 1011 St. Roch Avenue

Application: Demolition of existing building and construction of two-story, single-family residence with detached garage.

Motion:

The ARC voted to recommend conceptual approval of the proposal with the following recommendations:

- The detailing of the windows in the carriage doors needs to be studied further.
- Paneled shutters are acceptable at the first floor, but louvered shutters must be installed at the second floor.
- The skirt board should be eliminated and the weather boards should extend over the top of the foundation.
- The siting of the building may need to be adjusted or an easement from the neighboring property purchased to allow for the necessary gutters.

The ARC took no position on the request for a variance of the rear yard setback.

By: Rick Fifield

Seconded: John Wettermark

Result: Passed

In favor: Unanimous

Opposed:

3. 2275 Bayou Road

Application: Removal of rear porch addition, new screen porch in its place, ADA ramp and site fencing.

Motion: The ARC agreed that the proposed new screened porch worked well with the historic architecture and, in fact, is an improvement over the existing conditions. A column should be added at the left corner supporting the overhanging roof. If they choose to eliminate the screening, as suggested, it would alter the proposal enough to warrant an additional review by the ARC. Although the ARC agreed that the proposed new fence is appropriate the individual horizontal and vertical members should be more substantial due to the overall scale of the fence. The ARC recommended conceptual approval with the details to be worked out at the Staff level.

By: Wayne Troyer

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

4. 1200 Pauline Street

Application: Two story addition to a single family residential building.

Motion: Although the Staff does not find that this addition responds appropriately to the Guidelines' requirements that contemporary additions to historic buildings be compatible with regards to form, materials, fenestration, roof configuration, etc. and that they be subordinate to the historic building and be compatible with the design of the property and neighborhood, the ARC agreed that this proposal responded appropriately to their previous recommendations. There is a nice interplay between the proposed addition and new accessory building. They were concerned, however, that the proposed tongue and groove cladding would likely not respond well to the climate and another material should be considered. In order for this new construction to be successful, the detailing will be critical. Therefore, the ARC requested another review during design development. The ARC recommended that the Commission grant conceptual approval and that the item be placed on the Consent Agenda for the next Commission meeting

By: Wayne Troyer

Seconded: John Wettermark

Result: Passed

In favor: Unanimous

Opposed:

Comments:

Speaker:

5. 924 Lizardi Street

Application: Construction of a 1-story, 1285 sf single family dwelling.

Motion: Although the ARC agreed that the proposed building type was appropriate to the site and District, the plans need further development before they can be recommended for approval. For example, the plan does not correspond to the elevations provided. The width of the building dictates that there should be five bays of openings, as opposed to the three shown. The ceiling height should be raised to 10'-0". The front porch should be widened to 6'-0". The front door should be at least 7'-0" tall with an 18" transom above. This header height should be maintained for all windows. The columns should be simplified into box columns. The applicant should further investigate whether or not pile construction is required. It is likely that it is not at this location and the building should be constructed on masonry piers over a continuous concrete grade beam. The ARC recommended that the applicant schedule a meeting

with the Staff to discuss these and other issues of the proposal before being added to the agenda of an upcoming ARC meeting.

By: Wayne Troyer

Seconded: Elliott Perkins

Result: Passed

In favor: Unanimous

Opposed:

Comments:

6. 2229-31 Dauphine Street

Application: Modification of window and door openings, including the installation of a garage door.

Motion:

The ARC voted against the proposal to install a garage door at the ground floor of the modification to three openings at the second floor. The ARC commented that the drawings as presented were difficult to read, and should a revised proposal return to ARC, the drawings should be larger and all elevations included.

The ARC suggested the two existing doors at the second floor could be changed to multi-light glass doors within the existing openings. The ARC also recommended considering the location of the garbage cans on the site when developing the drawings.

By: Wayne Troyer

Seconded: Elliott Perkins

Result: Passed

In favor: Unanimous

Opposed:

Comments:

7. 1456 Camp Street

Application: Construction of an accessory building in the rear of an existing residential building.

Motion: Withstanding any issues with the current zoning ordinance, the ARC recommends that the Commission grant retention of the building as constructed.

By: John Wettermark

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

8. 3230 Camp Street

Application: Construct two-story, single-family residence on existing vacant lot.

Motion: The ARC voted to recommended that the Commission grant conceptual approval of the proposal with the following recommendations:

- The body of the chimney stack should be concealed within the building.
- The parking space should be located past the front wall of the building. This may require a reconfiguration of the side addition.
- A porch with an uncovered balconette rather than an awning would be more appropriate at the side addition. The side addition should be simply detailed.
- The pitch of the roof should be increased slightly.
- The header heights of the windows and their positions in the wall should be studied further.

The ARC requested to review the project again with regards to detail before forwarding the drawings to the Staff for review.

By: Wayne Troyer

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

9. 2618 St. Thomas Street

Application: Construct camelback, single-family, residence on existing vacant lot.

Motion: The ARC voted to defer review until the next ARC meeting so the applicant may develop new drawings that incorporate the following recommendations:

- The overhang on the front of the building needs to be 3'-0" deep.
- Increase the floor to ceiling height. A 12'-0" ceiling height is typical of the neighborhood.
- The spacing of the windows on the side elevations is awkward and needs further study. One of the three windows at the rear of the right (4th St.) side elevation should be eliminated and the windows should be spaced to allow for the potential future installation of shutters or paired. The size of the windows on the front elevation may need to be adjusted or the location of the windows shifted to similarly allow for potential future shutters.
- The roof pitch should be increased to 7:12 or 8:12.
- An 8'-0" door with a 16" transom should be added to the front elevation.
- The window and door on the front elevation should be centered on their respective bays.
- The front chainwall should be stuccoed.
- Paneled shutters may be added.
- The siting of the building should be reviewed with zoning and the status of any existing variances confirmed. The air rights may need to be leased for the front overhang and steps that extend over the front property line.

By: Rick Fifield

Seconded: Elliott Perkins

Result: Passed

In favor: Unanimous

Opposed:

Comments:

10. 1125-27 Delachaise Street

Application: Retention of construction of two-story building. (scope change from renovation to new construction due to extent of demolition of existing one-story structure)

Motion: The ARC voted to recommended that the Commission grant conceptual approval of the application for retention with the following recommendations:

- The inappropriately sized entablature should be removed and a simplified Classical Revival temple front constructed. The other decorative details should also be simplified and reflect a classical revival style; for example, the front porch columns should be square and the guardrail should have plain square, wood pickets.
- The vinyl windows need to be removed and appropriate windows of appropriate size with appropriate trim need to be installed. The windows on the front elevation should be 108", wood, extend to the floor, and have a different light configuration. The windows at the sides need to be recessed mounted with externally articulated mutins.

The ARC requested to review the project again with regards to detail before forwarding the drawings to the Staff for review. Specifically, the ARC requested drawings that correctly reflect the as-built conditions and the proposed remediation work.

By: Elliott Perkins

Seconded: John Wettermark
Result: Passed
In favor: Unanimous
Opposed:
Comments:

11. 3700 Orleans Avenue

Application: Permit for modifications/upgrades to the American Can building retail facade at ground level facing Orleans Avenue.

Motion: The ARC agreed that the proposed modifications would create a homogenous strip mall out of the historic loading dock of this landmark building. Instead of this uniformity, the redevelopment should use the existing architectural vocabulary reflecting the materiality and proportions of the original industrial building. The ARC did agree, however, that a simplified and uniform glass storefront could recall the open bays characteristic of the original loading dock. They were concerned that enclosing the two open bays that are the last vestiges of the original that function as covered access to existing retail space, while proposing new external canopies was redundant and not appropriate.

The committee agreed that the "scrim" concept of the proposed Scheme D could be developed further as it could highlight the historic industrial nature of the building complex. However, the plant material shown should be excluded. The addition of uniform signage could be successful if the scale were reduced to be in keeping with that of this portion of the building.

By: Wayne Troyer
Seconded: John Wettermark
Result: Passed
In favor: Unanimous
Opposed:
Comments:

12. 2414 St. Claude Avenue

Application: This item was withdrawn.

13. 636 2nd Street

Application: Renovation of existing building, including partial demolition of non-historic corner/side addition, reconstruction of front porch, and addition of side porch and fencing.

Motion: The ARC voted to recommended that the Commission grant conceptual approval of the proposal with the following recommendations:

- Adding fixed shutters to the 2nd street end of the side porch is acceptable and the side porch may also be screened. However, the ARC does not recommend screening the front porch.
- The delineation of each of the porch deck should be articulated; the deck should not continuously wrap around the building. The ARC suggested this could be addressed by recessing individual stair runs at the end of each porch or by lowering the uncovered portion of the deck one or two steps. If paneled shutters are installed at the side porch, the stairs to this porch may be eliminated.
- The size of the front porch columns should be increased to 10"x8" or 12"x8".
- The spacing and proportions of the windows on the Chippewa St. side of the side addition appears arbitrary and needs further study; the windows should be narrower than those on the main building and the spacing makes them appear as if they are the same width.
- The transom above the front door would have been more complex historically, with the pilasters extending through and smaller panes of glass.
- The front chain wall should be stuccoed and the vents should be square, rather than oval.

- The skylight on the rear roof slope is acceptable because it is minimally visible and is proposed to be as low profile as possible; however, it should be lowered on the roof slope approximately the same distance as it is high.

By: Elliott Perkins

Seconded: John Wettermark

Result: Passed

In favor: Unanimous

Opposed:

Comments:

14. 3304 St. Claude Avenue

Application: Modification to an existing single story residential/commercial building including partial second story addition.

Motion: The ARC agreed that the proposal should be modified so that the building continues to read as a mixed use residential and commercial building. The left side of the proposed front elevation is appropriate in that it reads as a residence. However, the right side of the front elevation should be re-worked to speak to its commercial function with an appropriate door and picture window. The short camelback proposed at the rear should be re-worked to provide a full second story. If cost is a concern then the detailing could perhaps be simplified throughout. The stucco at the front elevation could remain, as opposed to the drop-lap siding shown. The ARC recommends conceptual approval with the details to be worked out at the Staff level.

By: John Wettermark

Seconded: Elliott Perkins

Result: Passed

In favor: Unanimous

Opposed:

Comments:

15. 2713-15 Laurel Street

Application: Construction of a two-story 2,000 sq. ft. single-family residence on existing vacant lot.

Motion: The ARC voted to recommended that the Commission grant conceptual approval of the proposal with the following recommendations:

- The parking space should be extended so the car does not sit past the front edge of the porch.
- The paired windows on the front facade should be separated a distance great enough to allow for potential future installation of shutters.

By: Rick Fifield

Seconded: Wayne Troyer

Result: Passed

In favor: Unanimous

Opposed:

Comments:

16. 3101 St. Thomas Street

Application: Construction of a two-story, single-family residence on an existing vacant lot.

Motion: The ARC agreed the drawings were not sufficient for review, but nevertheless made the following recommendations:

- The front wall of the dormer needs to align with the front wall of the building.
- The roof pitch should not exceed 8:12.
- The full height of the front elevation should be expressed; the ceiling over the porch is unnecessarily furred down.
- The ceiling height should be a minimum of 10'-0".

- The bays should be evenly spaced and approximately 8'-0". A five-bay configuration should be studied.

The ARC voted to defer review until the required drawings could be developed.

By: Rick Fifield

Seconded: Elliott Perkins

Result: Passed

In favor: Unanimous

Opposed:

Comments:

17. 1925-27 Dauphine Street

Application: Construction of 600 sf rear addition.

Motion: The ARC voted to recommended that the Commission grant conceptual approval of the proposal with the recommendation that the right (Touro St.) side of the addition be inset 3'-0" (as zoning requires 0" or 36" from the property line). The ARC also strongly recommended the weatherboards be reinstalled to protect the now exposed brick-between-post construction.

By: John Wettermark

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

18. 3116 Chippewa Street

Application: Partial demolition and two-story addition to rear of existing one-story residence.

Motion: The ARC voted to recommended that the Commission grant conceptual approval of the proposal with the following recommendations:

- The addition should be kept simple and secondary to the existing building. The decorative fascia board should be removed from the addition.
- There should be a single window at the stairs, rather than the stepped window.
- The columns at the existing side gallery should be fixed and should be thinner and rectangular.
- The columns at the side addition should be similarly reduced in size.
- The door and window on the front facade of the side addition should be centered.
- A pair of French doors could be difficult as a main entry at the side addition. The doors should be joined to form a single door, or a single pane over panel door used.
- A window should be added to the left side of the front facade of the camelback addition.
- The ridge line of the side addition should not extend above the ridge line of the camelback. A hip instead of a gable end at the side addition would further reduce its profile.
- The overhang at the side of the side addition should be eliminated.

By: John Wettermark

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

At this time, there was no further business to discuss, and the meeting was adjourned.